



Paul Butler Associates

Planning, Development & Heritage Consultants

21 September 2022

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

21.1590/cd4

Dear Mrs Roscoe,

**Application for Approval of Details Reserved by Condition
38 - 42 Mosley Street And 57 Spring Gardens, Manchester, M2 3AZ**

132738/LO/2022 'LISTED BUILDING CONSENT for the refurbishment, alterations and selective demolition including installation of mechanical plant to roof of 57 Spring Gardens'

132737/FO/2022 'Refurbishment, alterations and selective demolition including installation of mechanical plant to roof of 57 Spring Gardens'

On behalf of our client Bruntwood we are pleased to submit these applications for the 'Approval of Details Reserved by Condition'.

The applications relate to the discharge of condition 3 parts b and c attached to Listed Building Consent 132738/LO/2022, and condition 4 parts a and b attached to planning permission 132737/FO/2022. The identified conditions on the above approvals duplicate each other. We are eager to discharge these elements as soon as possible to enable the progression of works on site.

The condition for which part discharge is sought and the information submitted as part of the applications is set out below. The parts for which discharge is sought are identified in bold:

LBC Condition 3 states:

3) Notwithstanding the information detailed within Condition 2 of this application, full and final details of the following works shall be submitted to and formally agreed in writing with Manchester City Council as Local Planning Authority prior to works commencing to those elements

a. Full and Final details and details of the M&E proposed including details of the reduction of existing M&E reduction of existing M&E.

b. Full and Final details or any works/alterations to existing glazing

c. Full and Final details of new external doors to rear elevation

d. Detailed Repair Schedules and Specifications for the treatment of damp within building

e. Full and Final details and Method Statement of works to the main entrance door

f. Full and Final details of and Methodology of all repairs to plaster, timber, panelling and stairs within the building, as well as any other original features to be restored or repaired

g. Full and Final details of all paint surveys and Methodology of any paint removal

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- h. Full and Final details and Methodology of any decoration work within the building*
- i. Full and Final details and Methodology of any demolition works within the building*
- j. Full and Final details and Methodology for works to the double doors to the domed room*

Reason - In the interests of visual amenity and because the proposed works affect a listed building and careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN3 and DM1 of the Manchester Core Strategy and saved policies DC18.1 and DC19.1 of the Manchester Unitary Development Plan

PP Condition 4 states:

4) Notwithstanding the information detailed within Condition 2 of this application, full and final details of the following works shall be submitted to and formally agreed in writing with Manchester City Council as Local Planning Authority prior to works commencing to those elements

a. Full and Final details or any works/alterations to existing glazing

b. Full and Final details of new external doors to rear elevation

c. Full and Final details and Method Statement of works to the main entrance door

Reason - In the interests of visual amenity and because the proposed works affect a listed building and careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, EN3, CC9 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Manchester Unitary Development Plan

This discharge submissions specifically relates to LBC condition 3 parts b and c, and PP condition 4 parts a and b. The submitted information set out below:

LBC Condition 3 Part b / PP Condition 4 Part a: Full and Final details or any works/alterations to existing glazing

No changes will be made to the external design of the windows. The only work will involve replacing any broken external glazing panels on a like-for-like basis. Existing internal secondary glazing panels will be replaced on a like-for-like basis from a design perspective to improve thermal values and new secondary glazing will be installed where it is not currently installed. The following submitted drawings show the designs for the secondary glazing and locations across the building, in addition to the building elevations:

- AXI-B030 Existing CAT A Elevations
- AXI-B573 Third Floor Secondary Glazing Type 1
- AXI-B574 Third Floor Secondary Glazing Type 2
- AXI-B575 Third Floor Secondary Glazing Type 3
- AXI-B576 Second Floor Glazing Type 4
- AXI-B577 Second Floor Secondary Glazing Type 2
- AXI-B578 Second Floor Secondary Glazing Type 5, 6, 7, 8

LBC Condition 3 Part c / PP Condition 4 Part b: Full and Final details of new external doors to rear elevation

No replacement of the rear doors is proposed. Only general refurbishment is proposed which will not affect their appearance. On this basis it is not necessary to submit further details to allow for part discharge of these conditions.

Alongside this letter, the completed condition discharge application forms and drawings have been submitted whilst payment of the condition discharge application fee (£116) has been made via the Planning Portal relating to the part discharge of planning permission condition. No fee is payable for discharge of listed building consent conditions.

If you require any further information in order to determine the applications please do not hesitate to get in touch.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R Taylor', is positioned above the printed name.

Ralph Taylor BSc. MPLAN MRTPI
Associate Director